

094.0

0002

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
806,100 / 806,100

APPRaised:

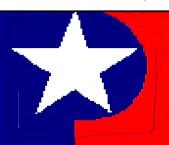
806,100 / 806,100

USE VALUE:

806,100 / 806,100

ASSESSED:

806,100 / 806,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:	
Owner 1: RICHARDSON DONALD/NANCIE	
Owner 2: TRS/DONALD RICHARDSON TRUST	
Owner 3:	

Street 1: 99 BRAND ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: RICHARDSON DONALD/NANCIE -	
Owner 2: TRS/DONALD RICHARDSON TRUST -	
Street 1: 99 BRAND ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains 9,213 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1984, having primarily Vinyl Exterior and 2370 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	10	37A
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9213		Sq. Ft.	Site		0	70.	0.76	5									487,475						487,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										61220
										GIS Ref
										GIS Ref
										Insp Date
										10/23/18

PREVIOUS ASSESSMENT										Parcel ID	094-0-0002-0001.0	USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	318,600	0	9,213.	487,500	806,100	806,100	Year End Roll	12/18/2019			
2019	101	FV	264,700	0	9,213.	494,400	759,100	759,100	Year End Roll	1/3/2019			
2018	101	FV	261,900	0	9,213.	369,100	631,000	631,000	Year End Roll	12/20/2017			
2017	101	FV	261,900	0	9,213.	334,300	596,200	596,200	Year End Roll	1/3/2017			
2016	101	FV	261,900	0	9,213.	320,300	582,200	582,200	Year End	1/4/2016			
2015	101	FV	265,600	0	9,213.	271,600	537,200	537,200	Year End Roll	12/11/2014			
2014	101	FV	265,600	0	9,213.	257,700	523,300	523,300	Year End Roll	12/16/2013			
2013	101	FV	265,600	0	9,213.	245,100	510,700	510,700		12/13/2012			

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
RICHARDSON DONA	52326-475		3/2/2009	Family	99	No	No						
RICHARDSON DONA	52326-474		3/2/2009	Family	99	No	No						
	14194-393		1/1/1981	Forclosure	5,000	No	No	Y					

BUILDING PERMITS										ACTIVITY INFORMATION									
8/2/2018	1086	Solar Pa	19,747	C						10/23/2018	Inspected	CC	Chris C						
3/25/2013	411	Manual	1,648	C						9/11/2018	MEAS&NOTICE	CC	Chris C						
9/13/2010	2008	Siding	14,500							5/23/2013	Info Fm Prmt	EMK	Ellen K						
8/12/2008	918	Re-Roof	10,700							12/11/2008	Meas/Inspect	189	PATRIOT						
6/27/1994	303		10,000							3/10/2000	Inspected	264	PATRIOT						
										2/2/2000	Measured	197	PATRIOT						
										11/1/1984		PM	Peter M						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	19 - Ranch	1		Full Bath:	1	Rating:	Good	OF=SINK IN BMT.				WDK	14	OPP					
Sty Ht:	1 - 1 Story			A Bath:		Rating:						1	15	4	30				
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good												
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average												
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:	19 - Texture 111	10	%	OthrFix:	2	Rating:	Average												
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:	BEIGE			A Kits:		Rating:													
View / Desir:				Fpl:	1	Rating:	Average												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C - Average			CONDOS INFORMATION															
Year Blt:	1984	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G12	Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD	Phys Cond:	AG - Avg-Good	18.	%	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall:	1 - Drywall	Functional:			%	Interior:		1	5	3									
Sec Int Wall:		Economic:			%	Additions:													
Partition:	T - Typical	Special:			%	Kitchen:													
Prim Floors:	4 - Carpet	Override:			%	Baths:													
Sec Floors:		Total:	18.2	%		Plumbing:													
Bsmnt Flr:	12 - Concrete					Electric:													
Subfloor:						Heating:													
Bsmnt Gar:	2					General:													
Electric:	3 - Typical					Totals	1	5	3										
Insulation:	2 - Typical																		
Int vs Ext:																			
Heat Fuel:	2 - Gas																		
Heat Type:	3 - Forced H/W																		
# Heat Sys:	1																		
% Heated:	100	% AC:	100																
Solar HW:	Yes	Central Vac:	NO																
% Com Wall:		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 094-0-0002-0001.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	18X6	A	AV	1985		0.00	T	27.2	101							
More: N	Total Yard Items:					Total Special Features:								Total:					